

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 05/20/2021 at 13:29 MR

## L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION based on price \$200,000.00 @ 6.000 = 12,000.00			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of commission (line 700) as follows:				
701. \$ 12,000.00 to PREMIUM REALTY CASTOR, INC.				
702. \$ to				
703. Commission paid at Settlement				12,000.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee %				
802. Loan Discount %				
803. Appraisal Fee				
804. Credit Report				
805. Lender's Inspection Fee				
806. Mortgage Application Fee				
807. Assumption Fee				
808.				
809.				
810.				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From to @ \$ /day				
902. Mortgage Insurance Premium for to				
903. Hazard Insurance Premium for to				
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER FOR				
1001. Hazard Insurance mo. @ \$ /mo				
1002. Mortgage Insurance mo. @ \$ /mo				
1003. City Property Tax mo. @ \$ 139.98 /mo				
1004. County Property Tax mo. @ \$ /mo				
1005. School taxes mo. @ \$ /mo				
1009. Aggregate Analysis Adjustment			0.00	0.00
1100. TITLE CHARGES				
1101. Settlement or closing fee				
1102. Reimburse w/s printout to Statewide Abstract Group, Inc				5.00
1103. COPIES OF JUDG DOCKETS to Statewide Abstract Group, Inc				50.00
1104. Title insurance binder				
1105. Deed Preparation to Statewide Abstract Group, Inc			70.00	
1106. Notary Fees to Statewide Abstract Group, Inc				21.00
1107. Attorney's fees (includes above items No: )				
1108. Title Insurance to Statewide Abstract Group, Inc (includes above items No: )			1,595.00	
1109. Lender's Policy				
1110. Owner's Policy 200,000.00 - 1,595.00				
1111. Fedex/Wire Fee (3) to Statewide Abstract Group, Inc				75.00
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees Deed \$ 256.75 ; Mortgage \$ ; Release \$			256.75	
1202. City/County tax/stamps Deed \$ 6,556.00 ; Mortgage \$			3,278.00	3,278.00
1203. State Tax/stamps Deed \$ 2,000.00 ; Mortgage \$			1,000.00	1,000.00
1204.				
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Reimburse City Cert to PREMIUM REALTY GROUP				150.00
1302. w/s thru 2019- (Estimate) to Water Revenue Bureau				1,000.00
1303. w/s service				
1304. w/s usage				
1305. Gas Bill (estimate) to Phila Gas Works				1,000.00
1306. Conveyancing Fee to PREMIUM REALTY GROUP				1,000.00
1307. Repairs				
1308.				500.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)			6,199.75	20,079.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

RUA LIN

ANDREW J. MORGAN

WARNING: IT IS A CRIME TO KNOWLEDGELY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

**A. Settlement Statement**

<b>B. Type of Loan</b>		U.S. Department of Housing and Urban Development OMB Approval No. 2500-0265		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number <b>SA-22999</b>	7. Loan Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.			8. Mortgage Insurance Case Number
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. <b>WARNING:</b> It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.				
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<b>D. NAME OF BORROWER:</b> ADDRESS:		HUA LIN 14037 ASH AVE 304, FLUSHING, NY 11355		
<b>E. NAME OF SELLER:</b> ADDRESS:		ANDREW J. MORGAN c/o mary zimmerman, 6056 N. PHILIP ST, PHILADELPHIA, PA 19120		
<b>F. NAME OF LENDER:</b> ADDRESS:				
<b>G. PROPERTY ADDRESS:</b> ADDRESS:		3043 Knorr Street, Philadelphia, PA 19149 City of Philadelphia		
<b>H. SETTLEMENT AGENT:</b> PLACE OF SETTLEMENT:		Statewide Abstract Group, Inc 7901 Bustleton Avenue, Suite 203, Philadelphia, PA 19152		
<b>I. SETTLEMENT DATE:</b>		05/28/2021		
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>				
<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>		
101. Contract sales price	200,000.00	<b>400. GROSS AMOUNT DUE TO SELLER</b>		200,000.00
102. Personal Property		401. Contract sales price		
103. Settlement charges to borrower (line 1400)	6,199.75	402. Personal Property		
104.		403.		
105.		404.		
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller in advance</i>		
106. City/town taxes	05/28/21 to 12/31/21	1,003.25	406. City/town taxes	05/28/21 to 12/31/21
107. County taxes			407. County taxes	
108. School taxes			408. School taxes	
109.			409.	
110.			410.	
111.			411.	
112.			412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>207,203.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>201,003.25</b>	
<b>200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER</b>				
201. Deposit or earnest money	5,000.00	<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>		
202. Principal amount of new loans		501. Excess Deposit (see instructions)		
203. Existing loan(s) taken subject to		502. Settlement charges to seller (line 1400)		20,079.00
204.		503. Existing loan(s) taken subject to		
205.		504. Payoff: PAYOFF 51987663		132,061.22
206.		CARRINGTON		
207.		505. Payoff: PAYOFF 52729134		35,000.00
208.		Secretary of HUD (Estimate)		
209.		506.		
<i>Adjustments for items unpaid by seller</i>		<i>Adjustments for items unpaid by seller</i>		
210. City/town taxes		510. City/town taxes		
211. County taxes		511. County taxes		
212. School taxes		512. School taxes		
213.		513.		
214.		514.		
215.		515.		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>5,000.00</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>190,140.22</b>	
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>				
301. Gross amount due from borrower (line 120)	207,203.00	<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>		
302. Less amounts paid by/for borrower (line 220)	5,000.00	601. Gross amount due to seller (line 420)		201,003.25
<b>303. CASH FROM BORROWER</b>	<b>202,203.00</b>	602. Less reduction amount due seller (line 520)		190,140.22
		<b>603. CASH TO SELLER</b>	<b>10,863.03</b>	

**SUBSTITUTE FORM 1000 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No.: \_\_\_\_\_) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ SELLER(S) SIGNATURE(S): \_\_\_\_\_ / \_\_\_\_\_  
 SELLER(S) NEW MAILING ADDRESS: \_\_\_\_\_  
 SELLER(S) PHONE NUMBERS: \_\_\_\_\_ (H) \_\_\_\_\_ (W)